



**ZONING & PLATTING COMMISSION
MINUTES**

**REGULAR MEETING
October 15, 2013**

The Zoning & Platting Commission convened in a regular meeting on October 15, 2013 @ 301 W. 2nd Street, Austin, Texas 78701

Chair Betty Baker called the Board Meeting to order at 6:05 p.m.

Board Members in Attendance:

Betty Baker – Chair
Cynthia Banks
Sean Compton
Rahm McDaniel
Jason Meeker
Gabriel Rojas
Patricia Seeger

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION: GENERAL

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes from October 1, 2013.

The motion to approve the minutes from October 1, 2013, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

C. PUBLIC HEARINGS

- 1. Rezoning: C14-2013-0086 - RKS Springfield Zoning**
Location: 6605 and 6801 East William Cannon Drive, and 7300 McKinney Falls Parkway, Marble Creek, Cottonmouth Creek Watersheds
Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)
Agent: Coats Rose (John M. Joseph)
Request: SF-2, SF-4A, MF-2, MF-3, LR, GR-MU-CO to SF-4A for Tract 1 and GR-MU-CO for Tracts 2 and 3
Staff Rec.: **SF-4A for Tract 1; GR-MU-CO for Tract 2; LR-MU-CO for Tract 3, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for SF-4A for Tract 1; GR-MU-CO for Tract 2; LR-MU-CO for Tract 3 with conditions was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 2. Zoning and Rezoning: C14-2013-0089 - Marbella Multifamily Phases 1 & 2**
Location: 8001 and 8111 South IH 35 Service Road Northbound, South Boggy Creek Watershed
Owner/Applicant: Kalogridis & Kalogridis Development (Mitchell Kalogridis); The Hudgins Companies (Bud Hudgins)
Agent: Urban Design Group (John Noell)
Request: Unzoned; GO to MF-3
Staff Rec.: **MF-3, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for MF-3 zoning with conditions, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 3. Zoning: C14-2013-0114 - 2439 SH 71 East Rezoning**
Location: 2439 SH 71 East, Colorado River Watershed
Owner/Applicant: William E. Kunz
Agent: Thrower Design (Ron Thrower)
Request: I-SF-2 to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

1st motion: The motion to approve staff's recommendation prohibiting on-site consumption of alcohol was approved by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 7-0.

2nd motion: The motion to rescind and reconsider the first motion was approved by Commissioner Jason Meeker, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

3rd motion: the motion to postpone to November 5, 2013 by the request of the Zoning and Platting Commission was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 7-0.

- 4. Zoning: C14-2013-0115 - 2415 SH 71 East Rezoning**
Location: 2415 SH 71 East, Colorado River Watershed
Owner/Applicant: Byrdson Ramsey, Ltd. (Tim Ramsey)
Agent: Thrower Design (Ron Thrower)
Request: I-RR to CS
Staff Rec.: **Recommendation of CS-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

1st motion: The motion to approve staff's recommendation prohibiting on-site consumption of alcohol was approved by Commissioner Patricia Seeger's motion, Commissioner Sean Compton seconded the motion on a vote of 7-0.

2nd motion: The motion to rescind and reconsider the first motion was approved by Commissioner Jason Meeker, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

3rd motion: the motion to postpone to November 5, 2013 by the request of the Zoning and Platting Commission was approved by Commissioner Gabriel Rojas, Commissioner Sean Compton seconded the motion on a vote of 7-0.

5. **Zoning:** **C14-2013-0105 - Central Freight Industrial Lot**
Location: 8601 Tuscany Way, Walnut Creek Watershed
Owner/Applicant: Austin Shared Logistics, LLC (Larry Hearold)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: I-RR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 5, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

6. **Zoning:** **C14-2013-0070 - Old Manor Road Development (37.74 Acres)**
Location: 7805-1/2 Old Manor Road, Walnut Creek Watershed
Owner/Applicant: Kanton Labaj
Agent: Hector Avila
Request: I-RR to SF-3
Staff Rec.: **Recommendation of SF-2-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 5, 2013 by the request of staff was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

7. **Zoning:** **C14-2013-0071 - Old Manor Road Development**
Location: 7701-1/2 Old Manor Road, Walnut Creek Watershed
Owner/Applicant: Kanton Labaj
Agent: Hector Avila
Request: Tract 1: I-RR to CS; Tract 2: I-RR to MF-3
Staff Rec.: **Recommendation of GR-CO for Tract 1 and MF-2-CO for Tract 2**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 5, 2013 by the request of staff was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

8. **Rezoning:** **C14-2013-0112 - Parmer US 290 Retail**
Location: 9513-1/2 E. Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: Spirit of Texas Retail Partners, Ltd. (Andy Pastor)
Agent: Endeavor Real Estate Group (Dan Frey)
Request: DR to CH-CO
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 5, 2013 by the request of staff was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 9. Rezoning: C14-2013-0109 - Riverplace Center**
Location: 10817 FM 2222, Bull Creek, Panther Hollow Watersheds
Owner/Applicant: Capella Commercial-Riverplace, L.L.C. (Todd Dailey)
Agent: Jones & Carter, Inc. (Darren Webber)
Request: GR & LO to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Clark Patterson, 512-974-7691, clark.patterson@austintexas.gov;
Planning and Development Review Department

The motion to postpone to November 5, 2013 by the request of the neighborhood was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 10. Preliminary Plan: C8J-2012-0161 - Addison**
Location: South US 183 Highway, Onion Creek, Cottonmouth Creek Watersheds
Owner/Applicant: Carma Properties Westport, LLC (Chad Matheson) (Gary Vitorin)
Agent: Jacobs (Jarred Corbell)
Request: Approval of the Addison Preliminary Plan composed of 619 lots on 145.30 acres.
Staff Rec.: **Pending; Postponement request by Staff to November 5, 2013**
Staff: Joe Arriaga, Single Office 512-854-7562, joe.arriaga@travis.co.tx.us;
Travis County

The motion to postpone to November 5, 2013 by the request of staff was approved by Commissioner Patricia Seeger, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

- 11. Final Plat- Resubdivision: C8-2013-0050.0A - Tech Ridge Section 2**
Location: 600 Center Ridge Drive, Walnut Creek Watershed
Owner/Applicant: Centerstate 99 Ltd (Steve Mattingly); HID Global Corp (Chris Milford)
Agent: Bury & Partners, Inc. (Kristi English)
Request: Approval of Tech Ridge Section 2 composed of 3 lots on 54.895 acres
Staff Rec.: **Recommended**
Staff: David Wahlgren, 5129746455, david.wahlgren@austintexas.gov;
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Tech Ridge Section 2, was approved on the consent agenda by Commissioner Gabriel Rojas' motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

- 12. Final Plat without a Preliminary:** **C8-2013-0172.0A - Town & Country Village Addition Section Three, Lots 3 &4, Block A**
 Location: 12730 Research Blvd Southbound, Rattan Creek Watershed
 Owner/Applicant: Neiman Properties, A Texas General Partnership (Paul Nieman)
 Agent: Cunningham-Allen Inc. (Jana Rice)
 Request: Approval of Town & Country Village Addition Section Three, Lots 3 &4, Block A composed of 2 lots on 5.795 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 13. Revised Preliminary Plan:** **C8J-2013-0174.02 - Cantarra Revised Preliminary**
 Location: Gregg Lane, Gilleland Creek, Harris Branch Watersheds
 Owner/Applicant: Cantarra Ventures Ltd. by Intermandeco GP, LLC (Brett Corwin)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Cantarra Revised Preliminary composed of 82 lots on 15.44 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat without a Preliminary:** **C8J-2013-0176.0A - TA9603**
 Location: 9603 FM 1826 Road, Slaughter Creek Watershed
 Owner/Applicant: Howard Weston
 Agent: Perales Engineering (Jerry Perales)
 Request: Approval of TA9603 composed of 2 lots on 3.22 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Preliminary Plan:** **C8-2013-0161 - Matthews Park**
 Location: Albert Road, South Brushy Creek, Williamson Creek Watersheds
 Owner/Applicant: Stone Properties (Jacqueline Stone)
 Agent: David Weekley Homes (Ian Dietrich)
 Request: Approval of Matthews Park composed of 9 lots on 2.1662 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 16. Preliminary Plan: C8J-2013-0173 - Butler Family Tract- Prelim Tract**
 Location: East US 290 Highway, Gilleland Creek, Harris Branch Watersheds
 Owner/Applicant: Butler Family Partnership, Ltd (William "Matt" Harris)
 Agent: Bury & Partners, Inc. (Jon McKee)
 Request: Approval of the Butler Family Tract- Prelim Tract composed of 6 lots on 440.4 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat with Preliminary: C8J-2013-0089.2A - McCormick Ranch on Lake Austin Phase 2**
 Location: Selma Hughes Park Road, Lake Austin Watershed
 Owner/Applicant: TR Vista Preserve, LLC (Chris Thompson)
 Agent: Texas Engineering Solutions (Connor Overby)
 Request: Approval of McCormick Ranch on Lake Austin Phase 2 composed of 89 lots on 54.59 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat without a Preliminary: C8J-2013-0169.0A - Blue Lapis Light**
 Location: 10335 Old Manchaca Road, Slaughter Creek Watershed
 Owner/Applicant: Blue Lapis Light Inc (Sally Jacques)
 Agent: Urban Design Group (John Noell)
 Request: Approval of Blue Lapis Light composed of 1 lot on 2.750 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Preliminary Plan: C8J-2013-0166 - Vistas of Austin**
 Location: 9220-1/2 Old Lockhart Road, Rinard Creek Watershed
 Owner/Applicant: The Vistas of Austin (Brett Corwin)
 Agent: Cantarra Ventures Ltd by Intermandeco GP, LLC (Brett Corwin)
 Request: Approval of the Vistas of Austin composed of 559 lots on 148.84 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 20. Preliminary Plan: C8J-2013-0162 – Elpampero**
 Location: 14115 Gregg Manor Road, Gilleland Creek, Wilbarger Creek Watersheds
 Owner/Applicant: Daniel Larocca
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of Elpampero composed of 2 lots on 24.87 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 21. Final Plat Resubdivision: C8-2013-0170.0A - Tech Ridge Phase III Resubdivision of Lots 7, 8 and 9**
 Location: 12504 McCallen Pass, Walnut Creek Watershed
 Owner/Applicant: Tech Ridge Phase IV L.P. (Paul M. Juarez)
 Agent: Tech Ridge Phase IV, LP (Gina E. Diehl)
 Request: Approval of the Tech Ridge Phase III Resubdivision of Lot 7, 8 and 9 composed of 3 lots on 28.13 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 22. Final Plat: C8-2013-0167.0A - Crossing Lot C**
 Location: 13625 Lyndhurst Street, Lake Creek Watershed
 Owner/Applicant: SV-ONA Lakeline Land, LP (Steve Freche)
 Agent: Big Red Dog Engineering (Kaitlin Redmon)
 Request: Approval of the Crossings Lot C composed of 1 lot on 6.05 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 23. Final Plat Resubdivision: C8-2013-0159.0A - Lot 5, Block X**
 Location: 5109 Crestway Drive, Taylor Slough North Watershed
 Owner/Applicant: Grayland LLC (Lisa Gray)
 Agent: Grayland LLC (Lisa Gray)
 Request: Approval of Lot 5, Block X composed of 2 lots on 0.399 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

Items #12-23;

The motion to disapprove Items #12-23 was approved on the consent agenda by Commissioner Gabriel Rojas motion, Commissioner Patricia Seeger seconded the motion on a vote of 7-0.

D. NEW BUSINESS

E. ADJOURN

Chair Betty Baker adjourned the meeting without objection at 6:30 p.m.